



MARKED AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JANUARY 22, 2003
5:00 P.M.

ROLL CALL
ALL PRESENT

ELECTION OF CHAIRMAN AND VICE CHAIRMAN
COMMISSIONER GULINO AS CHAIRMAN, 7-0; MOTION COMMISSIONER LOTZAR
COMMISSIONER LOTZAR AS VICE CHAIRMAN, 7-0; MOTION COMMISSIONER
OSTERMAN

MINUTES REVIEW AND APPROVAL
ITEMS 1 & 2 AMENDED AND CONTINUED FOR APPROVAL

1. December 11, 2002
2. December 18, 2002

- CONTINUANCES**
ITEMS 3 & 4 CONTINUED TO 2-11-03, 6-0; MOTION COMMISSIONER HEITEL;
COMMISSIONER GULINO ABSTAINING
3. 16-UP-1997#2 (Danny's Car Wash - Shea) request by Deutsch Associates, applicant, Pinnacle & Pima LLC, owner for amend an existing use permit for an automated carwash on a 2.5+/- acre parcel located at 7373 E Shea Boulevard with Central Business District (C-2) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Continued to February 11, 2003.**
 4. 17-UP-1997#2 (Danny's Car Wash - Shea) request by Deutsch Associates, applicant, Pinnacle & Pima LLC, owner for amend an existing use permit for a service station on a 2.5+/- acre parcel located at 7373 E Shea Boulevard with Central Business District (C-2) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Continued to February 11, 2003.**

- EXPEDITED AGENDA**
ITEM 5 RECOMMENDED APPROVAL, 7-0; MOTION COMMISSIONER LOTZAR
5. 25-UP-2002 (City of Scottsdale Well No. 123) request by Stanley Consultants Inc, applicant, City of Scottsdale, owner, for a conditional use permit for a city well (municipal use) on a .17 +/- acre parcel located at the northeast corner of Scottsdale Road and East Princess Boulevard with Open Space (OS) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Larry Leischner, 602-912-6500.**

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Comments: This request is to approve a conditional use permit for a city well site (municipal use) within an Open Space zoning district.

REGULAR AGENDA

ITEMS 6 & 7 MOVED TO EXPEDITED AGENDA

ITEM 6 RECOMMENDED APPROVAL, 7-0; MOTION COMMISSIONER HEITEL

6. 9-AB-2002 (Boulder Mountain Estates/Mills Property) request by Maracay Homes Arizona LLC, applicant, Multiple Owners, owner, to abandon certain portions of the roadway easements located along 116th and 118th Street alignments and Ranch Gate Road alignment. Staff contact person is Cheryl Sumners, 480-312-7834. **Applicant contact person is Todd Weber, 480-970-6000.**

Comments: This request is to abandon certain portions of unimproved roadway and public utility easements located along 116th & 118th Street alignments and Ranch Gate Road alignment.

ITEM 7 RECOMMENDED APPROVAL, 7-0; MOTION COMMISSIONER STEINBERG

7. 10-AB-2002 (Health South Abandonment) request by Shane & Karen Mustoe, applicant, Multiple Owners, owner, to abandon 50 feet of public right-of-way east of 96th Street, north of Shea Blvd. Staff contact person is Pete Deeley, 480-312-2554. **Applicant contact person is Shane & Karen Mustoe, 480-661-5432.**

Comments: This request is to abandon a 50 feet public right-of-way, which is no longer necessary due to the development of the Health South medical facility to the south.

ITEM 8 RECOMMENDED APPROVAL, 7-0; MOTION COMMISSIONER NELSEN

8. 2-MP-2002#2 (Chaparral Park Expansion) request by City of Scottsdale Capital Project Management, applicant, City of Scottsdale, owner, for approval of a Municipal Use Master Site Plan for the Chaparral Park extension, including modified off-leash area and 2 new lighted sports fields. The subject property is 20+/- acres located on the north and south sides of McDonald Drive, east of Hayden Road, with Open Space (O-S) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Bill Peifer, 480-312-7869.**

Comments: This request is for a new park with lighted sports fields and an off-leash dog area.

ITEM 9 RECOMMENDED APPROVAL, 5-2; MOTION COMMISSIONER LOTZAR; COMMISSIONER NELSEN AND COMMISSIONER HEITEL DISSENTING

9. 21-ZN-2002 (The Legends at Toscana) request by Legend Development, applicant, Collin Thorstenson, owner, to rezone from Single Family Residential (R1-35) to Single Family Residential, Planned Residential District (R1-7, PRD) including amended development standards on a 10 +/- acre parcel located at 12855 N 94th Street. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Larry Brandon, 602-298-6547.**

Comments: This request will allow a single-family subdivision.

ITEM 10 CONTINUED TO 1-28-03, 7-0; MOTION COMMISSIONER LOTZAR

10. 3-TA-2000#2 (Wireless Communications Ordinance Text Amendment) request by City of Scottsdale, applicant/owner, to update Ordinance No. 455 (Zoning Ordinance) pertaining to Wireless Communications Facilities. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Tim Curtis, 480-312-4210.**

Comments: This text amendment updates the zoning ordinance regulations pertaining to the development standards and processing of wireless communications facilities.

WRITTEN COMMUNICATION

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ADJOURNMENT APPROXIMATELY 9:30 PM

David Gulino, Chairman
Charles Lotzar, Vice Chairman
Tony Nelssen
James Heitel

Steve Steinberg
Kevin Osterman
Kay Henry

For additional information click on the link to 'Projects in the Public Hearing Process' at:
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.